Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



17 Farnworth Road, Weston Coyney, Stoke-On-Trent, ST3 5TR

£150,000

- One Owner From New!
- General Modernisation & Decoration Required
- Long Block Paved Driveway
- Two Bedrooms
- No Onwards Chain.
- Gas Central Heating & UPVC Double Glazing
- Good Location

ONE OWNER FROM NEW AND FANTASTIC POTENTIAL!

A very genuine semi-detached house in a good position at Meir Hay and a property that has been in the same ownership since it was built. This house is set well back from the road behind a long front garden and block paved driveway and it does benefit from gas central heating and UPVC double glazing.

On the other hand, the property requires complete redecoration, general modernisation and new floor coverings but it represents a great opportunity for first time buyers to purchase an attractive house at a competitive price with the opportunity to add considerable value.





ENTRANCE HALL
UPVC double glazed front door. Laminate flooring. Radiator. Walk-in under stairs storage cupboard.

LOUNGE
15'9 x 10'9 front (4.80m x 3.28m front)
Fitted carpet. Two radiators. UPVC double glazed bow window. Feature fireplace with living flame gas fire.

KITCHEN
10'9 x 7'5 rear (3.28m x 2.26m rear)
Laminate flooring. Radiator. Wall cupboards and base units with a natural colour timber effect finish. UPVC double glazed window and rear door. Wall mounted Main gas central heating boiler.
Please note that the gas cooker and washing machine can remain at no cost to a buyer or can be removed by the vendors.

FIRST FLOOR

LANDING
Fitted stair and landing carpets. Access to the loft. Airing cupboard with lagged hot water cylinder.

BEDROOM ONE
10'9 x 9'11 (3.28m x 3.02m)
Fitted Carpet. Radiator. UPVC double glazed window.

BATHROOM
8'4 x 4'8 (2.54m x 1.42m)
With a pale coloured suite. Tiled walls. Vinyl flooring. Radiator. UPVC double glazed window and large fitted mirror.

BEDROOM TWO
10'10 x 7'6+recess (3.30m x 2.29m+recess)
Fitted carpet. Radiator. UPVC double glazed window.
Please note that the wardrobe in this room can remain at no cost to the buyers.

OUTSIDE
There is a long block paved driveway and long lawned front garden, whilst to the rear is a fenced garden with lawn and shed.








Austerberry
The Best Move You'll Make

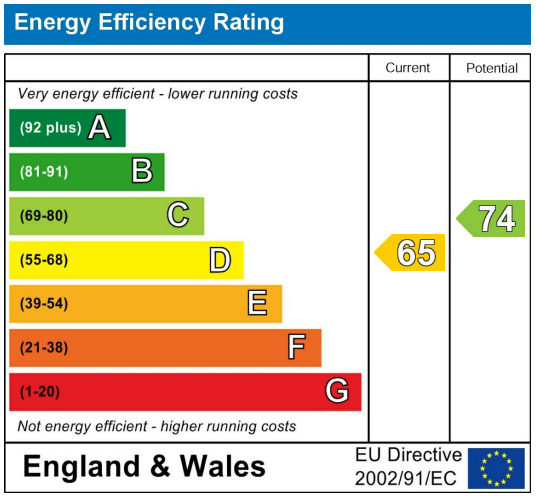

Austerberry
The Best Move You'll Make

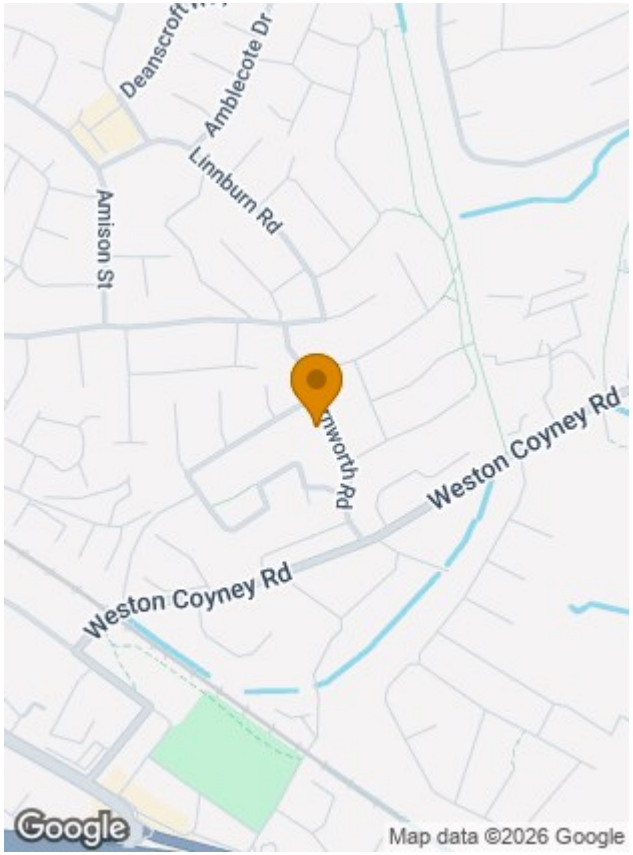

Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
74
England & Wales
EU Directive 2002/91/EC


Deanscroft
Amblecote Dr
Linnburn Rd
Amison St
Weston Coyney Rd
Weston Coyney Rd
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band -B





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry™
the best move you'll make